

NOTICE OF LIEN CLAIMED

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
CODE ENFORCEMENT LIEN AND AFFIDAVIT FOR A CIVIL PENALTY ON THE PROPERTY
LOCATED AT

874 WARD DR

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

CLAIMANT

VS.

WINBURN PROPERTIES LLC

OWNER(S)

ACTION TYPE: **CIVIL PENALTY - NUISANCE**

ACTION DATE: **11/23/2016**

ACTION COST: **\$ 250.00**

CASE#: 19930874W11

COMES NOW, the undersigned Affiant, who is duly authorized to issue citations on behalf of the Lexington-Fayette Urban County Government's Division of Code Enforcement, and states the following:

1. That on or about the above "ACTION DATE", the Affiant, acting on behalf of the Lexington-Fayette Urban County Government ("LFUCG"), and pursuant to Kentucky Revised Statute (KRS) 65.8838(6) and Chapter 12 of the Code of Ordinances, Lexington-Fayette Urban County Government (the "Code"), issued a civil penalty in the amount of the above "ACTION COST", which includes any applicable administrative fee and/or cost of legal advertisement, against the OWNER(s) for the condition of real property located at

874 WARD DR

(the "Property");

2. That: (a) at all relevant times the OWNER(s) was in violation of certain provisions of the Code due to certain condition(s) on the real property; (b) the OWNER(s) was provided the required legal notice of such violation(s) in accordance with the applicable law, but failed to timely and/or satisfactorily abate and/or correct or repair them or did not otherwise comply with the requirements of the Code such that the issuance of this civil penalty was appropriate; (c) the OWNER(s) either failed to exercise his or her right to an administrative hearing as provided under the Code to contest the violations(s), or appealed said violation(s) to an administrative hearing officer, who entered an order upholding this civil penalty; and (d) this lien is consistent with the provisions of any Administrative Hearing Order that may have been issued in this matter;

3. That a lien on the Property in the principal amount of the ACTION COST is hereby noticed, asserted, and confirmed as provided in the aforementioned laws;

4. That pursuant to KRS 65.8835(1)(c) and KRS 65.8838(8), ***this lien shall be superior to and have priority over all other liens on the property, except state, county, school board, and city taxes;***

5. That pursuant to KRS 360.010, this lien shall accrue interest at the rate of eight percent (8%) per annum from the date of recordation; and

6. That the OWNER(s) shall also be responsible for any costs or expenses incurred by the LFUCG in recording or releasing this lien plus court costs, if any, for collection until paid.

BY:


TAYLOR BOURNE
NUISANCE CONTROL OFFICER

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing instrument was subscribed, sworn to and acknowledged before me by TAYLOR BOURNE, a NUISANCE CONTROL OFFICER with the Division of Code Enforcement, Lexington-Fayette Urban County Government, for and on behalf of the Government, on this the 4TH day of JANUARY, 2017.

My commission expires: JUNE 20, 2020.


Notary Public #558712
Kentucky, State-at-Large

REVIEWED BY:


Kenneth Armstrong, Director of Code Enforcement
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT
101 E. Vine St., Suite 500
Lexington, Kentucky 40507
(859) 425-2255

CASE#: 19930874W11



file 12/27

Lexington-Fayette Urban County Government
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT

Jim Gray
Mayor

Derek J. Paulsen, Ph.D.
Commissioner

DIVISION OF CODE ENFORCEMENT

11/23/2016

CIVIL PENALTY INVOICE (NUISANCE)

WINBURN PROPERTIES LLC
234 N LIMESTONE
LEXINGTON, KY 40507-1027

NOTICE OF LIEN
CLAIMED

DEC 27 2016

By T B

RE: INSPECTION OF 874 WARD DR ON 11/22/2016

CASE#: 19930874W11

You have been given notice by the Lexington-Fayette County Government on 11/22/2016 to abate the existing nuisance existing at the following location:

874 WARD DR

No action was taken to comply with the Notice or since this property has been the subject of two or more Notices within the past 12 months, a civil penalty has been assessed; therefore, the Urban County Government has charged you the following:

Total Civil Penalty: **\$250.00**

This invoice amount of \$250.00 must be paid within twenty (20) days from 11/23/2016. If payment is not received within twenty (20) days, a 'Notice of Lien Claimed' will be placed against the property.

Please return this invoice with your payment to insure proper credit to your account. All checks should be made payable to the Lexington-Fayette Urban County Government and mailed to the following address:

Lexington-Fayette Urban County Government
Division of Revenue, 2nd floor
200 East Main St
Lexington, KY 40507

IF YOU HAVE ANY QUESTIONS CONCERNING THIS BILLING PLEASE CALL:

TAYLOR BOURNE
NUISANCE CONTROL OFFICER
(859) 576-3847

document1

ENTERED
JAN 04 2017

AC

NOTICE OF LIEN CLAIMED

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
CODE ENFORCEMENT LIEN AND AFFIDAVIT FOR A CIVIL PENALTY ON THE PROPERTY
LOCATED AT

2825 YELLOWSTONE PKWY

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

CLAIMANT

VS.

ALSON R. & AMANDA COMBS

OWNER(S)

ACTION TYPE: **CIVIL PENALTY - NUISANCE**

ACTION DATE: **11/04/2016**

ACTION COST: **\$ 250.00**

CASE#: 21272825W5

COMES NOW, the undersigned Affiant, who is duly authorized to issue citations on behalf of the Lexington-Fayette Urban County Government's Division of Code Enforcement, and states the following:

1. That on or about the above "ACTION DATE", the Affiant, acting on behalf of the Lexington-Fayette Urban County Government ("LFUCG"), and pursuant to Kentucky Revised Statute (KRS) 65.8838(6) and Chapter 12 of the Code of Ordinances, Lexington-Fayette Urban County Government (the "Code"), issued a civil penalty in the amount of the above "ACTION COST", which includes any applicable administrative fee and/or cost of legal advertisement, against the OWNER(s) for the condition of real property located at

2825 YELLOWSTONE PKWY

(the "Property");

2. That: (a) at all relevant times the OWNER(s) was in violation of certain provisions of the Code due to certain condition(s) on the real property; (b) the OWNER(s) was provided the required legal notice of such violation(s) in accordance with the applicable law, but failed to timely and/or satisfactorily abate and/or correct or repair them or did not otherwise comply with the requirements of the Code such that the issuance of this civil penalty was appropriate; (c) the OWNER(s) either failed to exercise his or her right to an administrative hearing as provided under the Code to contest the violations(s), or appealed said violation(s) to an administrative hearing officer, who entered an order upholding this civil penalty; and (d) this lien is consistent with the provisions of any Administrative Hearing Order that may have been issued in this matter;

3. That a lien on the Property in the principal amount of the ACTION COST is hereby noticed, asserted, and confirmed as provided in the aforementioned laws;

4. That pursuant to KRS 65.8835(1)(c) and KRS 65.8838(8), ***this lien shall be superior to and have priority over all other liens on the property, except state, county, school board, and city taxes;***

5. That pursuant to KRS 360.010, this lien shall accrue interest at the rate of eight percent (8%) per annum from the date of recordation; and

6. That the OWNER(s) shall also be responsible for any costs or expenses incurred by the LFUCG in recording or releasing this lien plus court costs, if any, for collection until paid.

BY: 
COO-EE SHELBY
NUISANCE CONTROL OFFICER


COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing instrument was subscribed, sworn to and acknowledged before me by **Coe-Ee Shelby, a Nuisance Control Officer** with the Division of Code Enforcement, Lexington-Fayette Urban County Government, for and on behalf of the Government, on this the 19th day of December, 2016.

My commission expires: June 13, 2020.


Notary Public #558712
Kentucky, State-at-Large

PREPARED BY:


Kenneth Armstrong, Director of Code Enforcement
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT
101 E. Vine St., Suite 500
Lexington, Kentucky 40507
(859) 425-2255

CASE#: 21272825W5



File 12/6

Lexington-Fayette Urban County Government
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT

Jim Gray
Mayor

Derek J. Paulsen, Ph.D.
Commissioner

DIVISION OF CODE ENFORCEMENT

11/04/2016

CIVIL PENALTY INVOICE (NUISANCE)

ALSON R & AMANDA COMBS
2825 YELLOWSTONE PKWY
LEXINGTON, KY 40517

NOTICE OF LIEN
CLAIMED

DEC 06 2016

By CS

RE: INSPECTION OF 2825 YELLOWSTONE PKWY ON 11/01/2016

CASE#: 21272825W5

You have been given notice by the Lexington-Fayette County Government on 11/01/2016 to abate the existing nuisance existing at the following location:

2825 YELLOWSTONE PKWY

No action was taken to comply with the Notice or since this property has been the subject of two or more Notices within the past 12 months, a civil penalty has been assessed; therefore, the Urban County Government has charged you the following:

Total Civil Penalty: **\$250.00**

This invoice amount of \$250.00 must be paid within twenty (20) days from 11/04/2016. If payment is not received within twenty (20) days, a 'Notice of Lien Claimed' will be placed against the property.

Please return this invoice with your payment to insure proper credit to your account. All checks should be made payable to the Lexington-Fayette Urban County Government and mailed to the following address:

Lexington-Fayette Urban County Government
Division of Revenue, 2nd floor
200 East Main St
Lexington, KY 40507

IF YOU HAVE ANY QUESTIONS CONCERNING THIS BILLING PLEASE CALL:

COO-EE SHELBY
NUISANCE CONTROL OFFICER
(859) 576-8200

document1

ENTERED

DEC 19 2016

AC

NOTICE OF LIEN CLAIMED

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
CODE ENFORCEMENT LIEN AND AFFIDAVIT FOR A CIVIL PENALTY ON THE PROPERTY
LOCATED AT

3660 CROSBY DR

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

CLAIMANT

VS.

WILLIAM YOUNG

OWNER(S)

ACTION TYPE: **CIVIL PENALTY - NUISANCE**

ACTION DATE: **11/04/2016**

ACTION COST: **\$ 100.00**

CASE#: 04913660W3

COMES NOW, the undersigned Affiant, who is duly authorized to issue citations on behalf of the Lexington-Fayette Urban County Government's Division of Code Enforcement, and states the following:

1. That on or about the above "ACTION DATE", the Affiant, acting on behalf of the Lexington-Fayette Urban County Government ("LFUCG"), and pursuant to Kentucky Revised Statute (KRS) 65.8838(6) and Chapter 12 of the Code of Ordinances, Lexington-Fayette Urban County Government (the "Code"), issued a civil penalty in the amount of the above "ACTION COST", which includes any applicable administrative fee and/or cost of legal advertisement, against the OWNER(s) for the condition of real property located at

3660 CROSBY DR

(the "Property");

2. That: (a) at all relevant times the OWNER(s) was in violation of certain provisions of the Code due to certain condition(s) on the real property; (b) the OWNER(s) was provided the required legal notice of such violation(s) in accordance with the applicable law, but failed to timely and/or satisfactorily abate and/or correct or repair them or did not otherwise comply with the requirements of the Code such that the issuance of this civil penalty was appropriate; (c) the OWNER(s) either failed to exercise his or her right to an administrative hearing as provided under the Code to contest the violations(s), or appealed said violation(s) to an administrative hearing officer, who entered an order upholding this civil penalty; and (d) this lien is consistent with the provisions of any Administrative Hearing Order that may have been issued in this matter;

3. That a lien on the Property in the principal amount of the ACTION COST is hereby noticed, asserted, and confirmed as provided in the aforementioned laws;

4. That pursuant to KRS 65.8835(1)(c) and KRS 65.8838(8), ***this lien shall be superior to and have priority over all other liens on the property, except state, county, school board, and city taxes;***

5. That pursuant to KRS 360.010, this lien shall accrue interest at the rate of eight percent (8%) per annum from the date of recordation; and

6. That the OWNER(s) shall also be responsible for any costs or expenses incurred by the LFUCG in recording or releasing this lien plus court costs, if any, for collection until paid.

BY:


COO-EE SHELBY
NUISANCE CONTROL OFFICER

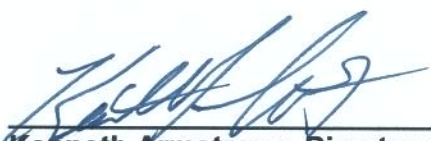
COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing instrument was subscribed, sworn to and acknowledged before me by **COO-EE SHELBY**, a **NUISANCE CONTROL OFFICER** with the Division of Code Enforcement, Lexington-Fayette Urban County Government, for and on behalf of the Government, on this the 19TH day of November, 2016.

My commission expires: June 13, 2020.


Notary Public #558712
Kentucky, State-at-Large

PREPARED BY:


Kenneth Armstrong, Director of Code Enforcement
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT
101 E. Vine St., Suite 500
Lexington, Kentucky 40507
(859) 425-2255

CASE#: 04913660W3



File 12/6

Lexington-Fayette Urban County Government
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT

Jim Gray
Mayor

Derek J. Paulsen, Ph.D.
Commissioner

DIVISION OF CODE ENFORCEMENT

11/04/2016

CIVIL PENALTY INVOICE (NUISANCE)

WILLIAM YOUNG
309 RICHMOND AVE
LEXINGTON, KY 40502

NOTICE OF LIEN
CLAIMED

DEC 06 2016

By CS

RE: INSPECTION OF 3660 CROSBY DR ON 11/01/2016

CASE#: 04913660W3

You have been given notice by the Lexington-Fayette County Government on 11/01/2016 to abate the existing nuisance existing at the following location:

3660 CROSBY DR

No action was taken to comply with the Notice or since this property has been the subject of two or more Notices within the past 12 months, a civil penalty has been assessed; therefore, the Urban County Government has charged you the following:

Total Civil Penalty: **\$100.00**

This invoice amount of \$100.00 must be paid within twenty (20) days from 11/04/2016. If payment is not received within twenty (20) days, a 'Notice of Lien Claimed' will be placed against the property.

Please return this invoice with your payment to insure proper credit to your account. All checks should be made payable to the Lexington-Fayette Urban County Government and mailed to the following address:

Lexington-Fayette Urban County Government
Division of Revenue, 2nd floor
200 East Main St
Lexington, KY 40507

IF YOU HAVE ANY QUESTIONS CONCERNING THIS BILLING PLEASE CALL:

COO-EE SHELBY
NUISANCE CONTROL OFFICER
(859) 576-8200

document1

ENTERED
DEC 19 2016

AC

NOTICE OF LIEN CLAIMED

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
CODE ENFORCEMENT LIEN AND AFFIDAVIT FOR A CIVIL PENALTY ON THE PROPERTY
LOCATED AT

295 HEDGEWOOD CT

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

CLAIMANT

VS.

LILIANA GOMEZ

OWNER(S)

ACTION TYPE: **CIVIL PENALTY - STRUCTURAL/HOUSING**

ACTION DATE: **11/22/2016**

ACTION COST: **\$ 200.00**

CASE#: 09090295EXT

COMES NOW, the undersigned Affiant, who is duly authorized to issue citations on behalf of the Lexington-Fayette Urban County Government's Division of Code Enforcement, and states the following:

1. That on or about the above "ACTION DATE", the Affiant, acting on behalf of the Lexington-Fayette Urban County Government ("LFUCG"), and pursuant to Kentucky Revised Statute (KRS) 65.8838(6) and Chapter 12 of the Code of Ordinances, Lexington-Fayette Urban County Government (the "Code"), issued a civil penalty in the amount of the above "ACTION COST", which includes any applicable administrative fee and/or cost of legal advertisement, against the OWNER(s) for the condition of real property located at

295 HEDGEWOOD CT


(the "Property");

2. That: (a) at all relevant times the OWNER(s) was in violation of certain provisions of the Code due to certain condition(s) on the real property; (b) the OWNER(s) was provided the required legal notice of such violation(s) in accordance with the applicable law, but failed to timely and/or satisfactorily abate and/or correct or repair them or did not otherwise comply with the requirements of the Code such that the issuance of this civil penalty was appropriate; (c) the OWNER(s) either failed to exercise his or her right to an administrative hearing as provided under the Code to contest the violations(s), or appealed said violation(s) to an administrative hearing officer, who entered an order upholding this civil penalty; and (d) this lien is consistent with the provisions of any Administrative Hearing Order that may have been issued in this matter;

3. That a lien on the Property in the principal amount of the ACTION COST is hereby noticed, asserted, and confirmed as provided in the aforementioned laws;

4. That pursuant to KRS 65.8835(1)(c) and KRS 65.8838(8), ***this lien shall be superior to and have priority over all other liens on the property, except state, county, school board, and city taxes;***

6. That the OWNER(s) shall also be responsible for any costs or expenses incurred by the LFUCG in recording or releasing this lien plus court costs, if any, for collection until paid.



JONATHAN ADAMS
CODE ENFORCEMENT OFFICER

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

My commission expires: June 13, 2020.


Notary Public #558712
Kentucky, State-at-Large

PREPARED BY:


Kenneth Armstrong, Director of Code Enforcement
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT
101 E. Vine St., Suite 500
Lexington, Kentucky 40507
(859) 425-2255

CASE#: 09090295EXT



✓ MC Side
✓ PVA
Foreclosure list
✓ Not on Appeal



NOTICE OF LIEN
CLAIMED

DEC 20 2016
By *[Signature]*

Lexington-Fayette Urban County Government
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT

Jim Gray
Mayor

Derek J. Paulsen, Ph.D.
Commissioner

DIVISION OF CODE ENFORCEMENT

11/22/2016

NOTICE OF VIOLATION AND ASSESSMENT OF CIVIL PENALTY

LILIANA GOMEZ
183 BERRY AVE
VERSAILLES, KY 40383

CASE#: 09090295EXT

On 07/14/2016, the property located at 295 HEDGEWOOD CT was placed under Notice and Order for necessary repairs or corrections pursuant to Chapter 12 of the Code of Ordinance, Lexington-Fayette Urban County Government (The "Code") and the International Property Maintenance Code/1998. On 11/08/2016, I conducted a re-inspection of the property and found that the cited repairs or corrections had not been completed. Our records indicate that we have conducted 2 re-inspections and there were 4 uncorrected violations. You have been provided a reasonable amount of time to complete the cited repairs.

The purpose of this letter is to further notify you of your continued failure to correct the violations and to assess against you a civil penalty in the amount of \$200.00, pursuant to Section 12-1 (b) (PM-106.4.1) of the Code. You must pay this civil penalty or appeal this assessment in writing within twenty (20) days of the date of this notice. If you fail to do so, a civil penalty lien will be placed against the property in the amount of the civil penalty pursuant to KRS 82.720 and Chapter 12 of the Code. In order to remove the lien, the penalty plus all appropriate cost and interest must be paid.

Please pay the full amount of the civil penalty, or file an appeal in writing, to the Division of Code Enforcement, 101 E. Vine Street, Suite 500, Lexington, KY 40507. No appeals accepted via email. Please note that an appeal, in writing, must state the reason that the penalty should not be assessed. Please return a copy of this invoice with your payment to insure proper credit to your account. All checks should be made payable to the Lexington-Fayette Urban County Government and mailed to the following address:

Lexington-Fayette Urban County Government
Division of Revenue, 2nd floor
200 East Main St
Lexington, KY 40507

Please note that as long as you fail to correct or repair the violations, additional civil penalties may be assessed pursuant to Chapter 12 of the Code. All repairs/corrections must be completed in a 'workmanlike' manner. In the event all repairs are not completed by 12/26/2016, an additional re-inspection of the property will take place, and additional civil penalties may be assessed against you, as appropriate. If you should have any questions, please contact:

[Signature: Jonathan Adams]
JONATHAN ADAMS
CODE ENFORCEMENT OFFICER
(859) 576-3841

Date 11-22-16

[Signature: Pat Schreyer] Date 11-22-16
CODE ENFORCEMENT SUPERVISOR

Cc: Department of Law

document1

ENTERED
DEC 20 2016

AC